

SECOND MODIFIED DEVELOPMENT PLAN

FOR

**MEDICAL CENTER REHABILITATION PROJECT
NUMBER 1 - (MICH. R-35)**

LAST MODIFIED DEVELOPMENT PLAN ADOPTED:

OCTOBER 23, 1962

PREPARED BY

PLANNING AND DEVELOPMENT DEPARTMENT

PREPARED

JULY 8, 1998

Summary of changes made by this July 8, 1998 Modification

This July 8, 1998 modification of the Redevelopment Plan proposes the amendments to the Development Plan for the Medical Center Rehabilitation Project No 1 Area:

1. Amendment of proposed Land Use and Development Plan Map to change land use of area bounded by John R (e), Mack (s), Woodward (w) and vacated Martin Place (n) from "Commercial" to "Commercial/Residential/Institutional".
2. Amendment of proposed Zoning Plan Map to change zoning of area bounded by John R (e), Mack (s), Woodward (w) and vacated Martin Place (n) from "B4" (General Business) to "PD" (Planned Development).
3. Amendment of Right-of-Way Adjustment Plan to reflect dedication of a street right-of-way on vacated Martins Place between Woodward and John R.
4. Inclusion of an Overall Project Map which indicates the boundaries of the Medical Center Project No. 1 area.
5. Amend Scope Section by deleting the following language:

...their effective date, at which time they shall automatically extend for successive periods of ten years, unless by vote of then owners of the majority of the area in Detroit Medical Center Rehabilitation Project number 1, exclusive of streets and publicly owned area, it is agreed to change these restrictions in whole or in part; and provided that such a change is approved by the Common Council of the City of Detroit.

6. Amend Review of Plans section by deleting the following language:

Detroit City Plan Commission

7. Amend Review of Plans section by including the following language:

Planning and Development Department

8. Amend Uses to be Permitted section by deleting the following language:

Detroit City Plan Commission

9. Amend Uses to be Permitted section by including the following language:

Planning and Development Department

- a. INSTITUTIONAL

Medical
Educational
Cultural
Civic

- b. COMMERCIAL

Health Clubs
Child Care Centers

- c. SCHOOL

Publicly or Privately owned educational facilities

d. PLAYFIELD

Publicly or Privately owned recreational facilities

e. RESIDENTIAL

Mid Rise - 15 stories

Lofts

Garden Apartment

f. HOTELg. MOVIE THEATER

Multi-Screen Complex

10. Amend Density of Development section to include the following language:

FAR (Floor Area Ratio) shall be a maximum of six (6) for all development subject to review and discretion of Planning and Development Department. Delete specific requirements in Density of Development section for land uses.

11. Amend Arrangement of Structures section by deleting the following language:

Detroit City Plan Commission

12. Amend Arrangement of Structures section by including the following language:

Planning and Development Department

13. Amend Setback Lines section by including the following language:

As reflected within the modified land use and development plan, a zero line setback may be allowed at the discretion of the Planning and Development Department in the area bounded by John R (E), vacated Martins Place (N), Woodward (W) and Mack (S) to promote more intensive uses.

14. Amend Setback Lines section by deleting the following language:

All structures and off-street parking and loading (excluding underground structures) shall be constructed within the setback shown on the Modified Land Use and Development Plan. A minimum setback of 20 feet shall also be observed along parcel boundaries adjacent to other parcels.

15. Amend Off-Street Parking section by including the following language:

Planning and Development Department

16. Amend Off-Street Parking section by deleting the following language:

Detroit City Plan Commission

17. Amend Off-Street Parking section by including the following language:

d. RESIDENTIAL

1 1/2 parking spaces per unit

c. HOTEL

3 spaces for each 4 guest bedrooms

18. Amend Off-Street Loading section by deleting the following language:
Detroit City Plan Commission
19. Amend Off-Street Loading section by including the following language:
Planning and Development Department
20. Amend Public Walkways section by deleting the following language:
Detroit City Plan Commission
21. Amend Public Walkways section by including the following language:
Planning and Development Department
22. Amend Variances section by deleting the following language:
Detroit City Plan Commission
23. Amend Variances section by including the following language:
Board of Zoning Appeals (BZA)

This, hereby, concludes the amendments within the Medical Center Rehabilitation Project No. 1 Development Plan.

AMENDED DECLARATION OF RESTRICTIONS
DETROIT MEDICAL CENTER REHABILITATION PROJECT
NUMBER 1 - (MICH. R-35)

The Declaration of Restrictions approved and adopted with the Development Plan on the 23rd day of October, 1962, are hereby rescinded and nullified and the following Declaration of Restrictions are substituted in their place and stead. The Modified Plan also includes the amendment of site maps M-1 through M-6.

1. Scope

These restrictions shall be binding and effective upon all purchasers and lessees of land from the City of Detroit and their heirs, successors and assigns in the Detroit Medical Center Rehabilitation Project Number 1.

These restrictions shall become effective on the date of approval and adoption of the Modified Development Plan by the Common Council of the City of Detroit, and shall remain in effect until completion of full development of all land.

2. Review of Plans

Prior to applying for a building permit for all new construction and exterior alterations, the developer shall submit plans for each parcel to the Planning & Development Department for approval. These plans shall be in sufficient detail to enable the Planning & Development Department to make a determination as to their compliance with the Modified Development Plan. The Planning and Development Department shall examine these plans and they shall be deemed approved unless formal rejection, setting forth in detail the reasons therefore, shall be made within thirty (30) days of their submission. This provision shall likewise apply to any amended or corrected plans.

3. Definitions

For the purpose of clarity and understanding of these restrictions, the following terms are defined:

Floor Area Ratio (FAR) -- A figure expressing the gross floor area in square feet of all of the buildings except parking structures on a parcel of land, divided by the area of the parcel in square feet.

- a. Landscaping -- Treatment of a surface providing a pleasing appearance through use of plant materials. These may be used in combination with paved walks, benches, planting boxes, sculpture, pools, or similar features.

4. Uses to be Permitted

No building or land shall be used and no building shall be erected, converted, or structurally altered except for the following uses, or those determined by the Planning and Development Department as being substantially similar thereto, and uses accessory to a permitted use, within the areas designated for each use on the Modified Land Use and Development Plan.

- a. INSTITUTIONAL
 - Medical
 - Education

Cultural

Civic

b. COMMERCIAL

Offices

Medical or dental clinics

Retail merchandise stores

Restaurants

Banks

Personal service shops

Medical or dental laboratories

Parking structures

Health Clubs

Child Care Centers

c. SCHOOL

Publicly or Privately owned educational facilities

d. PLAYFIELD

Publicly or Privately owned recreational facilities

e. CHURCH

f. RESIDENTIAL

Mid Rise

Lofts

Garden apartments

g. HOTEL

h. MOVIE THEATER

Multi-Screen Complex

5. Density of Development

FAR (Floor Area Ratio) shall be a maximum of 6 for all development subject to review and discretion of Planning and Development Department.

6. Arrangement of Structures

The arrangement of all structures, including accessory structures, on each parcel shall be subject to review and approval by the Planning and Development Department to insure that structures are properly located with respect to property lines, to easements, and to each other, that the space between buildings will afford adequate daylight, air circulation, and fire protection, and for residential structures, that adequate open space is provided for use by the residents in addition to the required setback and parking areas.

7. Minimum Lot Area

The minimum lot area of an individual development shall be 10,000 square feet.

8. Setback Lines

As reflected within the proposed modified land use (Map M5), a zero lot line set back may be allowed at the discretion of the Planning and Development Department in the area bounded by John R (E), vacated Martin's Place (N), Woodward (W), and Mack (S) to promote more intensive uses.

9. Off-Street Parking

Location of and access to all parking shall be subject to the approval of the Planning and Development Department. The minimum number of parking spaces to be provided on the parcel shall be as follows. Off-street parking facilities may be provided by individual developers or by two or more developers collectively. In those commercial or institutional areas served by common parking facilities, the Planning and Development Department may waive some or all of the parking requirements of individual parcels so served.

A parking space shall have a minimum area of 180 square feet, exclusive of drives and aisle ways, which may be located on the ground surface or in structures above or below ground level. All parking areas including access drives shall be surfaced with a pavement having an asphaltic or cement binder or similar material so as to provide a permanent, durable, dustless surface.

INSTITUTIONAL

Medical institutions:

Structures or portions thereof designed for in-patient treatment: one parking space for each bed.

Structures or portions thereof designed for out-patient treatment: one parking space for each 350 square feet of net floor area in waiting rooms, treatment rooms, offices, and reception rooms.

Other medical institutional: one parking space for each 1,000 square feet of gross floor area.

Medical educational institutions:

One parking space for each 1,000 square feet of gross floor area.

COMMERCIAL

One parking space for each 300 square feet of gross floor area.

SCHOOL or CHURCH

| | |
|---|---|
| Elementary Schools | Three spaces for each two instructional rooms, or one space for each four seats in The main auditorium, whichever is greater |
| Junior High Schools | Three spaces for each two instructional rooms, or one space for each three seats in The main auditorium, whichever is greater |
| Senior High Schools | Five spaces for each instructional room, Or one space for each two seats in the main Auditorium, whichever is greater |
| Centers or schools for the care, boarding, or teaching of children such as nursery schools, day camps, etc., which do not provide lodging | One space for each two employees |

RESIDENTIAL

1 1/2 parking spaces per unit

HOTEL

Three spaces for each four guest bedrooms.

10. Off-Street Loading

Loading space shall be provided on the parcel so as to permit all loading, unloading, maneuvering, and standing of trucks to take place off the street right-of way. Location of and access to all off-street loading areas shall be subject to approval by the Planning and Development Department.

11. Signs

Signs or similar structures or devices which pertain to the activity conducted on the parcel on which they are located shall be permitted subject to approval by the Planning and Development Department as to size, location, and general design.

12. Storage

All storage of materials shall be enclosed within a building.

13. Location of Utility Equipment

All utility equipment, including facilities for transmission or distribution of gas, electricity, steam, water, or communications, except lighting standards and fixtures, shall be located underground or enclosed with adequate screening.

14. Public Walkways

Walkways shall be built to specifications of the City Engineer within the required setback area along all parcel boundaries adjoining other parcels. These walkways may be provided jointly by the purchasers and/or lessees of adjoining parcels along their common property line. Walkway placement between adjoining parcels may be waived by the Planning and Development Department.

15. Variances

Variances may be obtained in accordance with the provisions of Section 10 of Public Act 344 of 1945, being MCL 125.80, MSA 5.3510, as amended.

16. Modifications of Development Plan

Modifications may be made to the Development Plan in accordance with Section 9 of Public Act 344 of 1945, being MCL 125.79, MSA 5.3509.

17. Other Provisions Necessary to Meet State and Local Requirements1) Estimated Lost of Public Right-of-Way Improvements

The re-dedication of Public Right-of-Ways shall be incurred by the developer. Attached is an estimation of the projected total cost for public improvements.
(See attachment A).

2) Relocation Plan

No residences or businesses shall be acquired for acquisition and relocation purposes, thus no costs shall be incurred for these activities.

18. Statistical Description of Housing Supply in the Community

a. Number of private and public units in existence or under construction

| | |
|--------------------------|---------|
| Private and Public Units | 410,027 |
|--------------------------|---------|

b. Condition of existing residential units

| | |
|--------------|---------|
| Standard | 286,231 |
| Sub-Standard | 123,796 |

c. Number of owner occupied and tenant occupied units

| | |
|-----------------|---------|
| Owner occupied | 196,813 |
| Tenant occupied | 213,214 |

d. Annual rate of turnover of various types of housing. It is estimated that there is a vacancy rate of approximately 1.1 for homeowners and 8.2 for tenants.

e. Range of sale prices and rents.

Sale prices for single family decent, safe, and standard dwelling units begin at approximately \$86,500 and range to well over \$200,000.
For varying periods of time the private market will provide several hundred standard rental units available at rents ranging from approximately \$255.00 to over \$1,300.00 a month.

f. Estimate of the total demand for housing in the community.

The demand for standard housing units is approximately 9.3% less than the supply of standard housing (i.e. demand equals about 286,000 out of a standard supply 305,200 total standard units).

- g. Estimated capacity of private and public housing available to displaced families and individuals. Persons to be displaced will receive at least one referral to a comparable unit, and where possible, choice of units to rent or purchase depending on current occupancy. The comparable referrals will be to standard, decent, safe and sanitary units similar in size and number of rooms to the unit from which the displacement occurs.

ATTACHMENT "A"
ESTIMATED COST

ATTACHMENT "A"

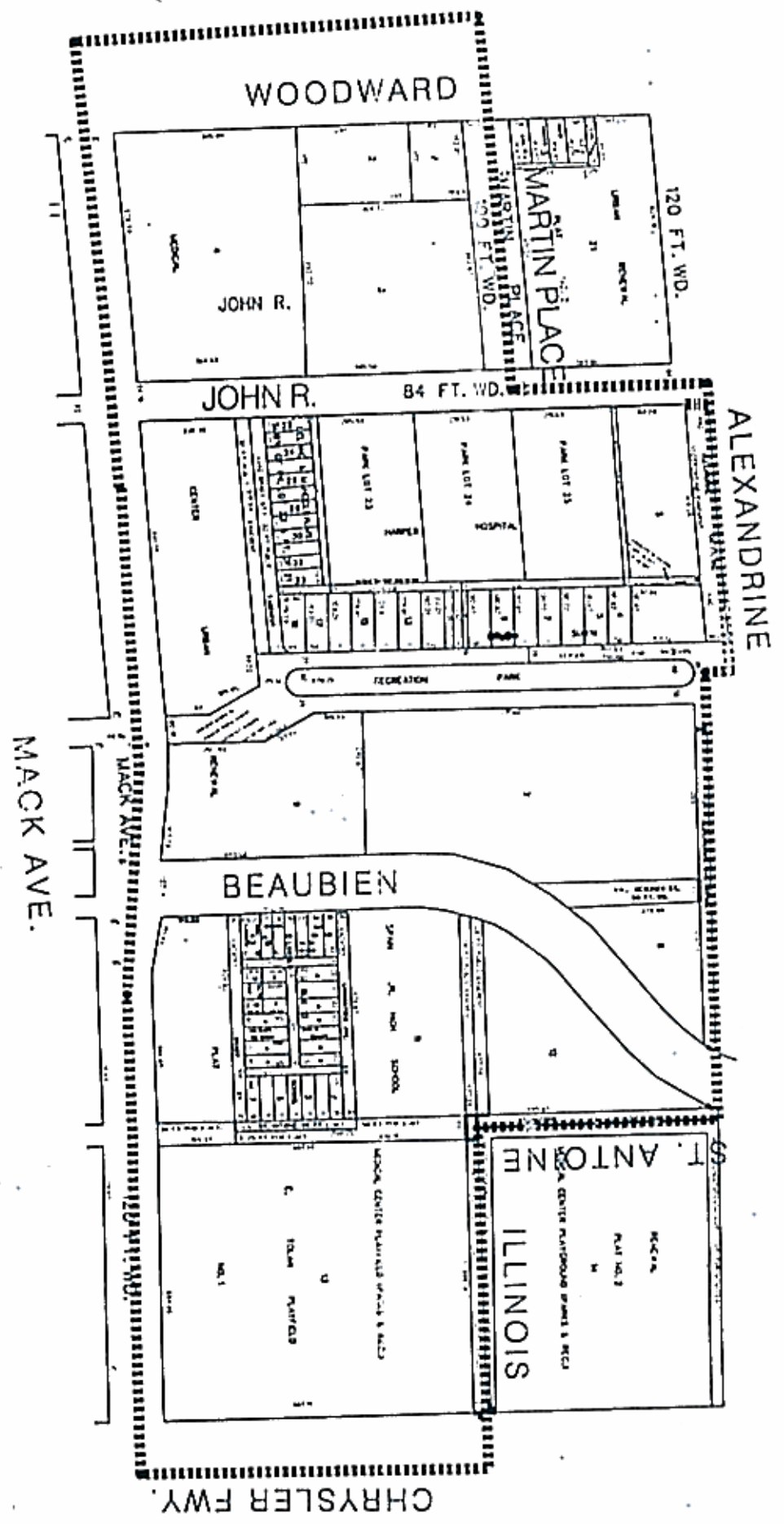
MEDICAL CENTER NO. 1 REHABILITATION PROJECT
MODIFIED DEVELOPMENT PLAN

JULY 8, 1998

ESTIMATED COST

PUBLIC IMPROVEMENTS -

| | |
|--|--------------|
| Sidewalks, Curbs, Catch Basins, Lighting & Landscaping | \$189,000.00 |
| TOTAL ESTIMATED COST OF IMPROVEMENTS | \$189,000.00 |



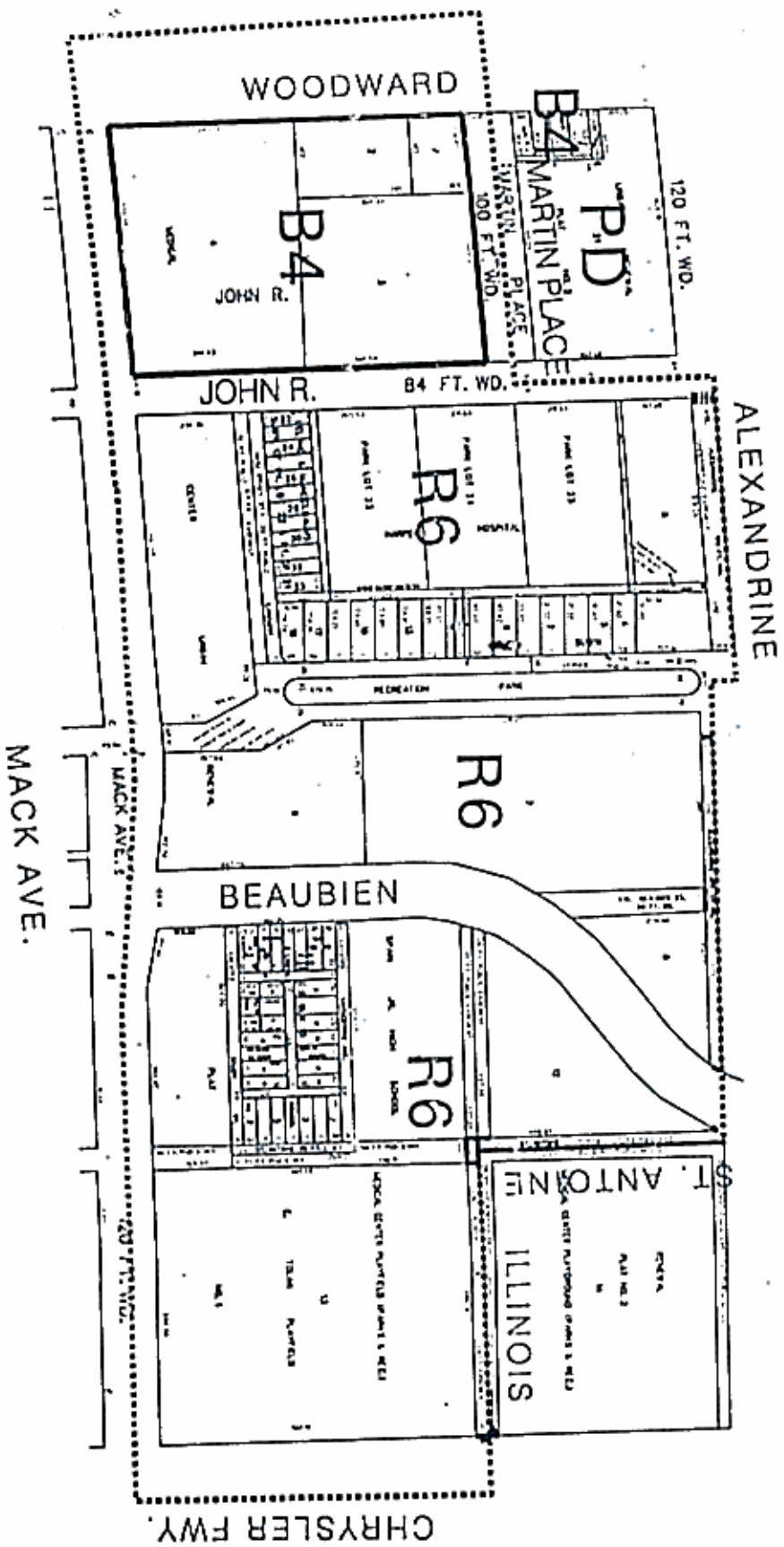
CITY OF DETROIT CARTOGRAPHIC SURVEY
SCALE 1 INCH = 500 FEET

DETROIT MEDICAL CENTER REHABILITATION PROJECT NO. 1

OVERALL PROJECT MAP

Planning & Development Department
PLANNING SECTION
June 1993

Landscape Dev't Proj Area.dgn



- R6 HIGH DENSITY RESIDENTIAL DISTRICT
- B4 GENERAL BUSINESS DISTRICT
- PD PLANNED DEVELOPMENT DISTRICT

DETROIT MEDICAL CENTER
REHABILITATION PROJECT NO. 1

(EXISTING ZONING)
LAND USE & DEVELOPMENT PLAN
Planning & Development Department
JUNE 1988

CITY OF DETROIT CARTOGRAPHIC SURVEY
SCALE: 1" = 100' F.T.
DATE: 1/1/88

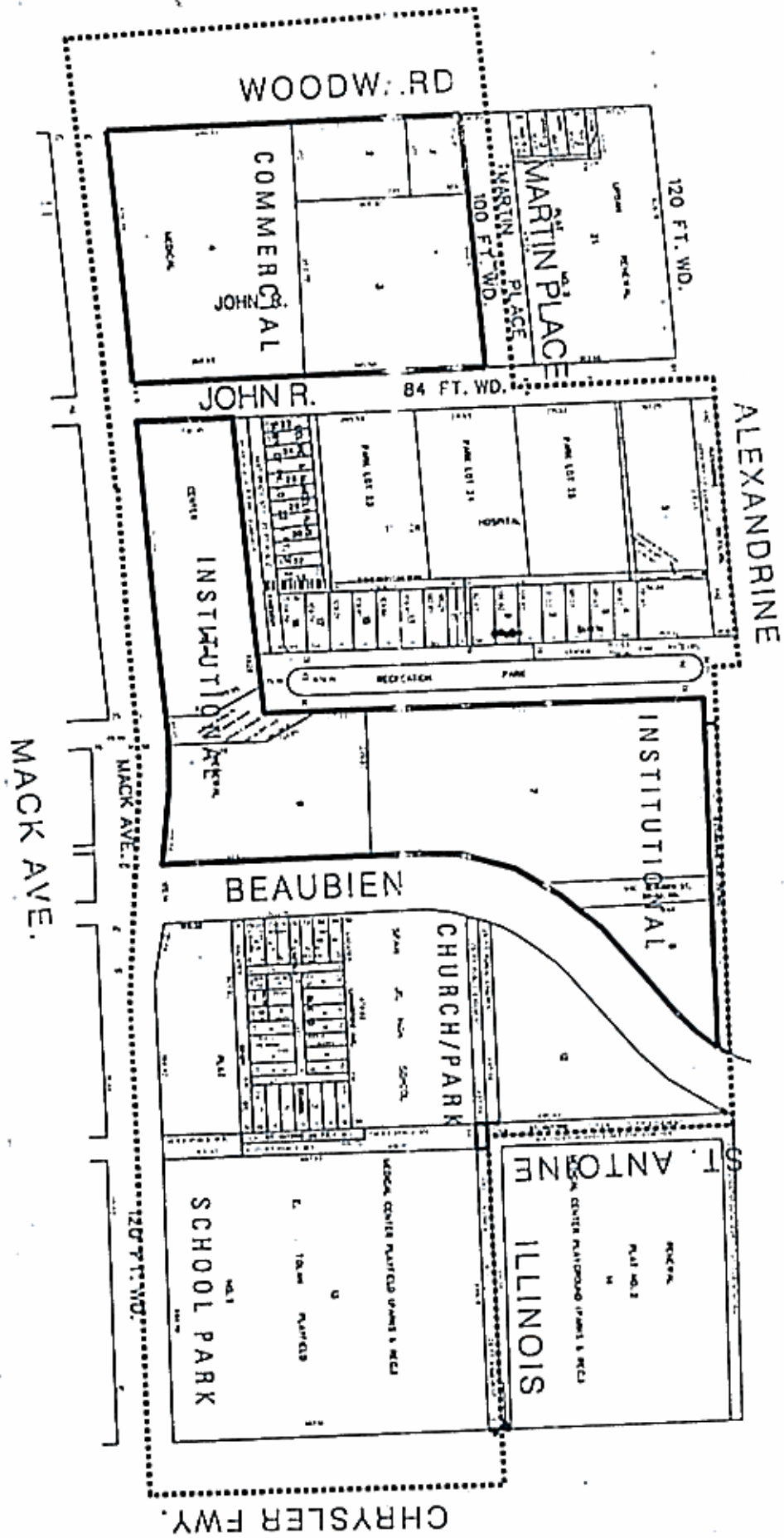


DETROIT MEDICAL CENTER
REHABILITATION PROJECT NO. 1

LAND USE & DEVELOPMENT PLAN

JUNE 1992

Land Use Dept. 7120-236



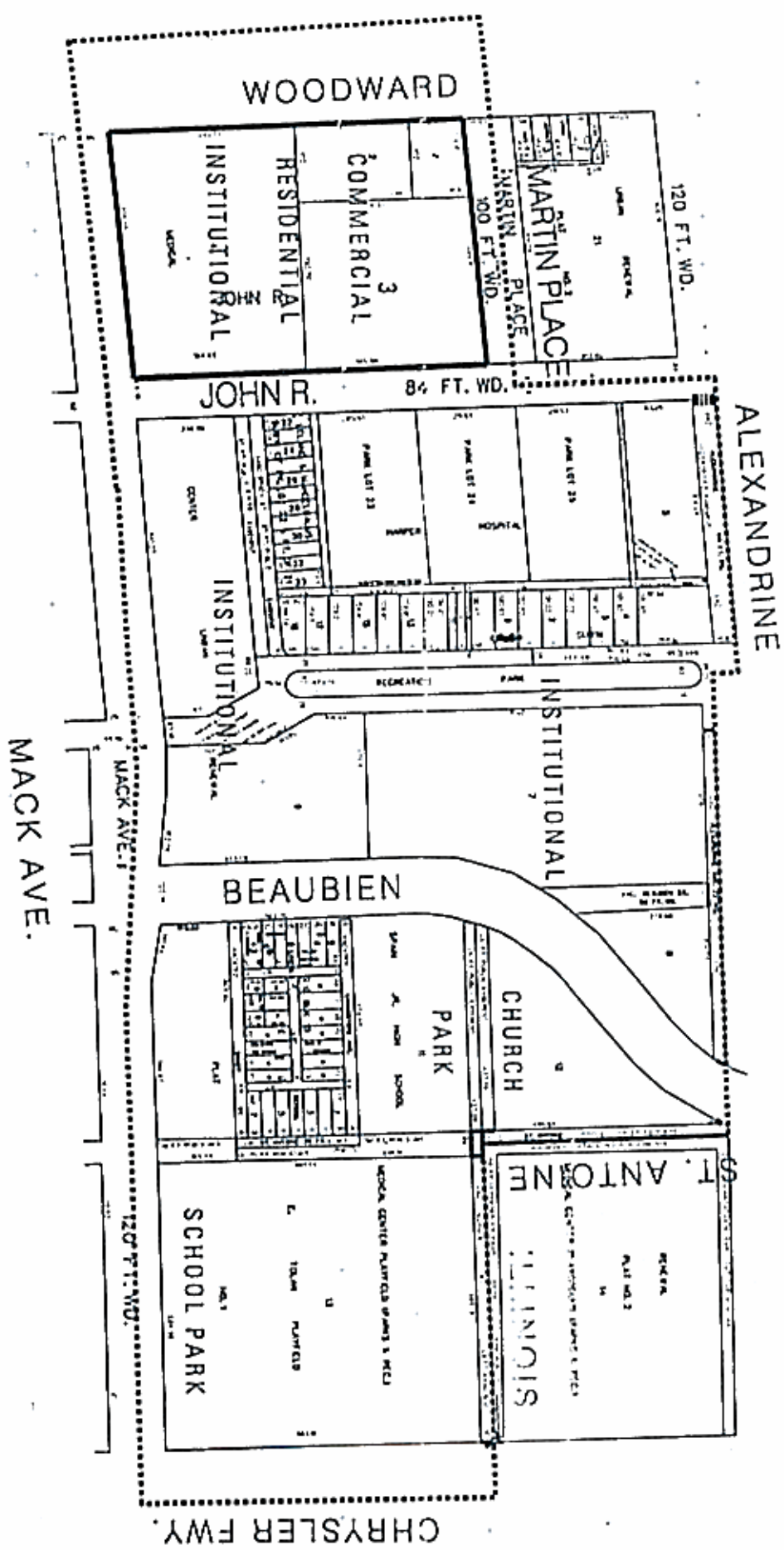
DETROIT MEDICAL CENTER
REHABILITATION PROJECT NO. 1

(EXISTING)
LAND USE & DEVELOPMENT PLAN

Planning & Development Department
PLANNING SECTION
June 1993

CITY OF DETROIT CARTOGRAPHIC SURVEY
SCALE: 1 INCH = 100 FEET

M-5



..... MEDICAL CENTER PROJECT #1 BOUNDARY

———— ZERO LOT LINE BOUNDARY

DETROIT MEDICAL CENTER REHABILITATION PROJECT NO. 1

(PROPOSED)
LAND USE & DEVELOPMENT PLAN

Planning & Development Department
PLANNING SECTION
June 1958
Land Use Dev. Div. 117

CITY OF DETROIT CARTOGRAPHIC SURVEY
SCALE: 1 INCH = 100 FEET



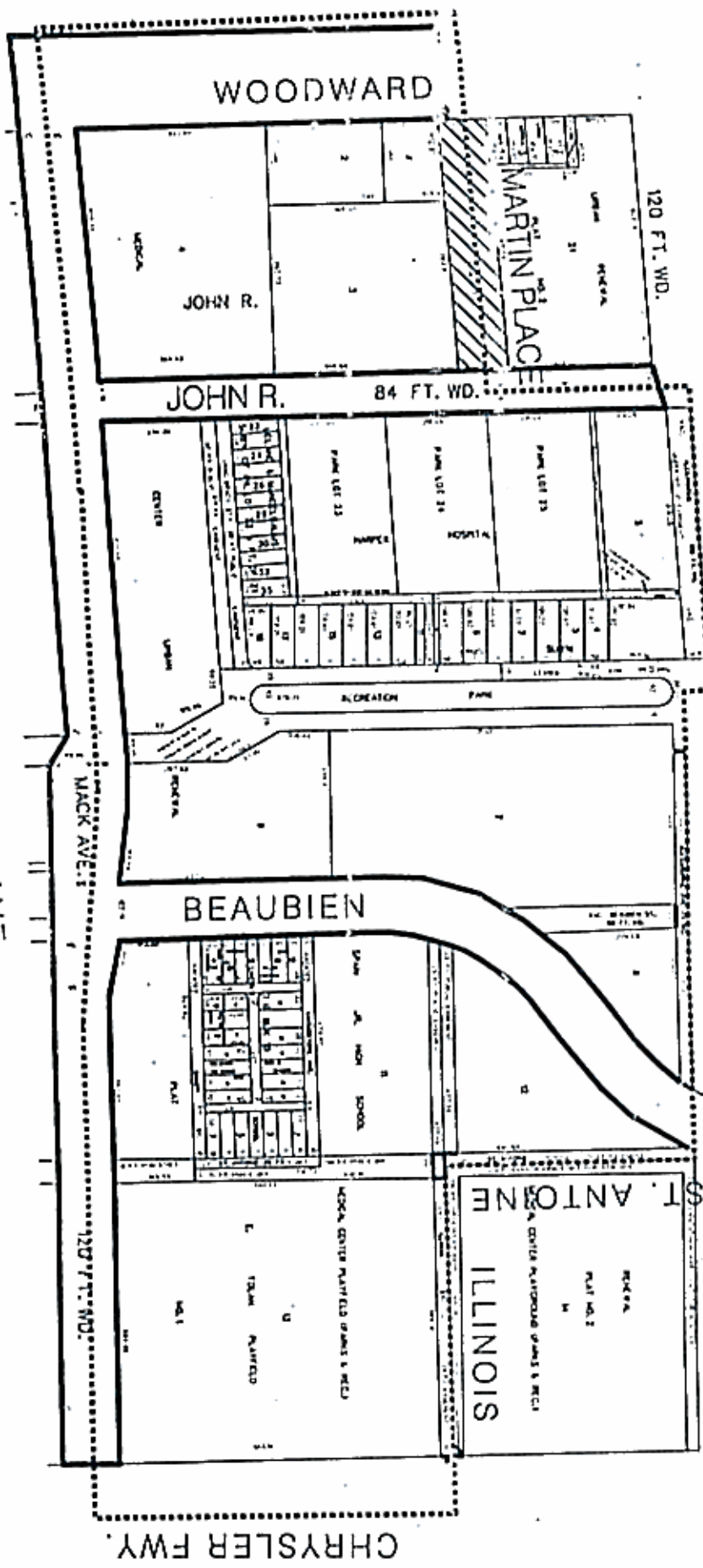
STREETS TO BE DEDICATED



STREETS TO BE RETAINED

..... MEDICAL CENTER PROJECT #1 BOUNDARY

WILSON AVE.



DETROIT MEDICAL CENTER
REHABILITATION PROJECT NO. 1

(PROPOSED)
RIGHT-OF-WAY-ADJUSTMENT PLAN

Planning & Development Department
PLANNING SECTION
June 1958

Land Use Div 2 ROW-DCN



CITY OF DETROIT CARTOGRAPHIC SURVEY
SCALE 1 inch = 100 feet